



TOWN OF WEST HARTFORD

AGENDA ITEM SUMMARY

Item No. 9
File No. 20185

To: Town Council

From: Matt Hart, Town Manager

Date: October 9, 2018

CC: P. Alair, G. Newsom, M. McGovern, T. Dumais

Subject: Application by JDC Farmington LLC, contract purchaser of 1027 Farmington Avenue, requesting a change of the underlying zone for 0.3 acres at the southwest corner of the intersection of Woodrow Street and Farmington Avenue from RM-3R (Multifamily Restricted Residential) to RO (Residential Office) and Special Development District (SDD) designation to reuse the existing building for professional office use. (20185)

Background: JDC Farmington LLC, contract purchaser of 1027 Farmington Avenue, has filed an application requesting a change of the underlying zone for 0.3 acres at the southwest corner of the intersection of Woodrow Street and Farmington Avenue from RM-3R (Multifamily Restricted Residential) to RO (Residential Office) and Special Development District (SDD) designation to reuse the existing building for professional office use.

The property is currently improved with a two-family home constructed in 1911 and abuts SDD/RO districts to the west and northwest, multifamily districts to the east and north, and a single-family district to the south. Because of the patchwork of zoning districts surrounding the property, it is worth referencing the purpose and definition of the RO zoning district:

This district is established in recognition of areas where residential, institutional and office uses coexist. These areas are typically in a stage of transition from one-family dwellings to a use of higher intensity and density. The standards established by the regulations of this district are intended to make the various uses mutually compatible.

Operational Impact: Staff does not anticipate that the proposed zoning map amendment would have any operational impacts on Town.

Financial Impact: The Town has collected an initial fee of \$1,000 as part of the required permitting fees for this type of land use application.

Legal Review: The Corporation Counsel's Office will need to review the final version of the ordinance for its form and legality prior to public hearing.

Project Schedule: N/A

Recommendation: Staff recommends that the Council move to receive the application and to immediately refer it to the Town Plan and Zoning Commission for its required review, and to schedule the application for public hearing within not less than thirty nor more than sixty days.

Attachments:

- 1) Application Narrative and supporting information
- 2) Application Plan Set